

ZONING AND ADJUSTMENT BOARD

December 5, 2005

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, December 5, 2005, at 6:30 P.M. with the following members present: Larry Story- Chairman, Ron Berry, Marge Thies, Dale Nichols, Frank Topping, Dossie Singleton, Richard Cole, Jr. and Frank Szczepanski. Evan Merritt, James Sutton Rusty Mask, and Todd Brown were absent. Terry Neal- Zoning and Adjustment Board Attorney, Sandy Cassels- Board Secretary, and Roberta Rogers- Director of Planning and Development, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Topping made a motion to approve the minutes from the November 21, 2005 meeting. Mr. Berry seconded the motion and the motion carried.

T2005-0046

Jewell D. & Dewayne E. Lewis

Kim Starling, representative for the applicant, was present and requesting a Temporary Use Permit for three years for a mobile home for a care giver's residence. There were six (6) notices sent. Of the six (6) notices sent, one (1) was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols asked Mrs. Starling who the care receiver would be. Mrs. Starling explained Mrs. Starling's grandmother was the one who would receive the care.

Mr. Nichols made the motion to recommend approval of the Temporary Use Permit for three (3) years based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0113

Barry Lyals

Tom Heller, representative for the applicant, was present and requesting rezoning of 1 acre MOL from A5 to R2C. There were four (4) notices sent. Of the four (4) notices sent, none were returned in favor and (1) was returned in objection. There were no objections from the audience. Mrs. Cassels read the letter of objection into the record. Mr. Topping noticed a typographic error in the final orders. After much discussion on the correct zoning classification for this area, the R2C zoning was determined to be correct.

Mr. Nichols made the motion to recommend approval of the rezoning from A5 to R2C on 1 acre MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

V2005-0002

Barry Lyals

Tom Heller, representative for the applicant, was present and requesting a variance on 1 acre MOL for a 66' parcel width as opposed to the required 75' width. There were four (4) notices sent. Of the four (4) notices sent, none were returned in favor and (1) was returned in objection. There were no objections from the audience. Mrs. Cassels read the letter of objection into the record. Mrs. Rogers explained this parcel and four others were created by an estate. Three were combined to create one parcel, while one was granted a variance, which left one with an illegal zoning and illegal parcel width.

Mr. Nichols made the motion to approve the variance on 1 acre MOL from the required 75' parcel width to a 66' parcel width based on the information in the staff report. Mr. Berry seconded the motion and the motion carried.

R2005-0114

Ina Mae Reaves, ETAL

Gary Reaves, applicant, was present and requesting a rezoning on 129.5 acres MOL from A5 & M1 to A10C. There were eleven (11) notices sent. Of the eleven (11) notices sent, none were returned in favor or objection. There were no objections from the audience.

Mr. Nichols made the motion to recommend approval of the rezoning from A5 & M1 to A10C on 129.5 acres MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0115

Scott Mann

Scott Mann, applicant, was present and requesting a rezoning of 1.48 acres MOL from RR to CL. There were seven (7) notices sent. Of the seven (7) notices sent, two were returned in favor and none were returned in objection. Mr. Nichols asked Mr. Mann if the property is located on US 301. Mr. Mann explained the property fronts US 301.

Mr. Nichols made the motion to recommend approval of the rezoning of 1.48 acres MOL from RR to CL to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Szczepanski seconded the motion and the motion carried.

R2005-0116

Bradley Martin

Bradley Martin, applicant, was present and requesting a rezoning of 2 acres MOL from RR5C to RR1C. There were eight (8) notices sent. Of the eight (8) notices sent, one was returned in favor and two were returned in objection. Mr. Topping asked Mr. Martin if he was building a conventional home. Mr. Martin explained he is building a home of conventional construction.

Mr. Nichols made the motion to recommend approval of the rezoning of 2 acres MOL from RR5C to RR1C to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Topping seconded the motion and the motion carried.

S2005-0015

Steven D. & Julie B. Summerlin

Steven D. & Julie B. Summerlin, applicants, were present and requesting a special use permit to expand an existing assisted living facility with 2 additional residents. Mr. Topping asked the Summerlins' on if they were constructing additional rooms or if they were changing any rooms at the residence. Mrs. Summerlin explained they are converting the parlor into a bedroom.

Mr. Nichols made the motion to approve the Special Use Permit for 2 additional residents based on the information in the staff report. Mr. Cole seconded the motion and the motion carried

Ms. Thies made a motion to adjourn the meeting at 7:10 pm. Mr. Berry seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board